

2009010541
PREPARED BY AND RETURN TO:
BARRY W. BRIDGFORTH, JR.
P.O. BOX 241
SOUTHAVEN, MS 38671
(662) 393-4450

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 20th day of June, 2007, a Deed of Trust was executed by Ronald J. Ricupero, Jr. to J. Patrick Caldwell as Trustee for BancorpSouth Bank, which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, at Hernando, Mississippi, in Book 2,746, at Page 171, and

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Barry W. Bridgforth, Jr. as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2,973 at Page 379 thereof; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the holder of said indebtedness having requested the undersigned Substitute Trustee to execute the trust and sell said land in accordance with the terms of the Deed of Trust.

WHEREAS, the undersigned Substitute Trustee did, in compliance with the provisions of said Deed of Trust, advertise for sale by Substitute Trustee's Notice of Sale having been published in the DeSoto Times-Tribune, a newspaper published in DeSoto County, Mississippi in the December 18, December 25, 2008, and January 1, and January 8, 2009, issues of said newspaper advertising the sale of the property for Friday, January 9, 2009, as is shown on the proof of publication attached hereto, and by posting a copy of said notice on the bulletin board in

the courthouse for DeSoto County, Mississippi, situated in the City of Hernando, Mississippi;
and

WHEREAS, said Substitute Trustee did, through his authorized agent, within legal hours, offer said property for sale to the highest and best bidder for cash at the east front door of the Courthouse of DeSoto County, Mississippi, situated in Hernando, Mississippi; and

WHEREAS, there appeared at the sale Jeffrey A. Waters, for and on behalf of Premier Property Management, LLC, who bid the sum of \$112,000.00, and said bid was declared by the undersigned Substitute Trustee, through his authorized agent, to be the highest and best bid and the property was struck off and sold to Premier Property Management, LLC for said amount and said bidder was declared the purchaser thereof.

NOW, THEREFORE, the undersigned Substitute Trustee, in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Premier Property Management, LLC the following real estate situated and located in DeSoto County, Mississippi, to-wit:

Lot 151, Section C, Parcel 6, Central Park Neighborhood, situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 74, Page 36, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The undersigned Substitute Trustee believes the title hereby conveyed to be good but conveys only such title as is vested in him as Substitute Trustee.

WITNESS the signature of Barry W. Bridgforth, Jr., Substitute Trustee, this the 9th day of January, 2009.


BARRY W. BRIDGFORTH, JR.,
Substitute Trustee

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 9th day of January, 2009, within my jurisdiction, the within named Barry W. Bridgforth, Jr., who acknowledged that he is the Substitute Trustee for BancorpSouth Bank, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

(Seal)



Larry E. Johnson
Notary Public

Grantor's Address:
5293 Getwell Road
Southaven, MS 38672
Ph. (W) 662-393-4450
Ph. (H) N/A

Grantee's Address:
7540 Kelly Cove
Olive Branch, MS 38654
Ph. (W) 901-230-8894
Ph. (H) 662-890-0614

DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on the 20th day of June, 2007, a Deed of Trust was executed by Ronald J. Mosquera, Jr. to J. Patrick Caldwell as Trustee for BancorpSouth Bank, which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, at Hernando, Mississippi, in Book 2,748, at Page 171, and

WHEREAS, under the terms of said Deed of Trust BancorpSouth Bank is authorized to appoint a trustee in the place and stead of the original trustee named in said Deed of Trust or in place of any succeeding trustee.

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Barry W. Bridgforth, Jr. as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2,973 at Page 379 thereof; and

WHEREAS, default having been made in the performance of the conditions and covenants as set forth by said Deed of Trust, and having been requested by the legal holder of the instrument secured and described by said Deed of Trust as to do, notice is hereby given that I, Barry W. Bridgforth, Jr., Substituted Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, during the legal hours (between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m.), at the east front door of the County Courthouse of DeSoto County, Mississippi, on Friday, the 9th day of January, 2009, the following described land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

Lot 151, Section C, Parcel 6, Central Park Neighborhood, situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 74, Page 38, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This is the above described property as believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESS my signature, on this 17th day of December, 2008.

BARRY W. BRIDGFORTH, JR.,
Substitute Trustee

Prepared by:
Barry W. Bridgforth, Jr. MSB
#9797

P.O. Box 241
Southaven, MS 38671
(662) 383-4450

PUBLISH: December 18, 2008,
December 25, January 1, and

Volume No. 113 on the 18 day of Dec., 2008

Volume No. 113 on the 25 day of Dec., 2008

Volume No. 113 on the 1 day of Jan., 2009

Volume No. 113 on the 8 day of Jan., 2009

Volume No. _____ on the _____ day of _____, 2009

Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 8 day of Jan., 2009

BY *Judy A. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 410 lines @ .10 \$ 49.20

B. 3 subsequent insertions of 1230 lines @ .08 \$ 123.00

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 175.20

Street - On the Square- Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229